

75 Heritage Hill Circle

FEATURES AND UPGRADES

OUTDOOR LIVING

- ❖ Serene multi-tier totally Private Backyard with retaining walls; open green space
- ❖ Large preserve behind the home with gate access and MUD District preserve lot next door for extreme privacy
- ❖ Large Heated Infinity Edge Pool/Spa with stone decking
- ❖ Full size Shuffle Board Court for enjoyment of all ages
- ❖ Lighted Basketball court with decorate pavers in backyard
- ❖ Summer Kitchen with Grill, Built-in-Bar, Drop-in Cooler, wired for Outdoor Media/Surround Sound
- ❖ Convenient pool bath with shower located near the Summer Kitchen
- ❖ Gas Fire Pit / Landscape Lighting / Mosquito Misting System
- ❖ Water Feature outside front entry
- ❖ Wrought-Iron perimeter fencing with 3 gates
- ❖ Over 1,000 square feet of covered outdoor living space

FORMAL DINING

- ❖ Double Chandeliers
- ❖ Shared double-sided Gas Log Fireplace with Formal Living
- ❖ Warm Wood Floors
- ❖ Serving Station/Butler's Pantry across hallway with wall of cabinets for storage, glass front display cabinets and granite countertops

FORMAL LIVING ROOM

- ❖ Access from Foyer
- ❖ Large plate glass windows overlooking the backyard and Preserve
- ❖ Shares double sided Fireplace with Formal Dining
- ❖ Warm wood floors

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KITCHEN / BREAKFAST ROOM

- ❖ Updated GE Monogram Stainless Appliances, Double Ovens, 6 Burner Range, Built-In Refrigerator
- ❖ Granite Counters / Travertine Backsplash
- ❖ Spacious Breakfast Bar that seats 5
- ❖ Large walk-in Pantry with floor-to-ceiling shelving
- ❖ Travertine Tile flooring
- ❖ Abundant Cabinet Storage and Countertops
- ❖ Large plate glass windows in breakfast area overlooking backyard

FAMILY ROOM

- ❖ Large plate glass windows overlooking backyard and preserve
- ❖ Travertine tile flooring
- ❖ Built-in Entertainment Center to accommodate flat screen TV, electronic components and storage

1ST FLOOR GYM / MEDIA ROOM

- ❖ 20X17 room with wall mirrors and shelving currently used as home gym
- ❖ Located off Mud Room near Kitchen
- ❖ Excellent potential as a media room, home school, dance study, hobby room...the possibilities are endless!!

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MASTER RETREAT

- ❖ Spacious open sitting area with an amazing view/bay window
- ❖ Plantation Shutters
- ❖ Private access to covered back patio
- ❖ High trayed ceiling
- ❖ Separate Sitting Area
- ❖ Built-in Cabinetry / Storage

MASTER BATH

- ❖ 2 Large Walk-In Closets, with cabinetry shelving, one of which offers built-in seated “dressing” vanity with 180-degrees glass mirrors
- ❖ Dual Vanities, Granite Countertops
- ❖ Floor to Ceiling Cabinetry
- ❖ Walk-In Double headed Shower with seat
- ❖ Oversized Jetted Soaking Tub
- ❖ Travertine tile flooring with custom inlay

GUEST BEDROOM / 1st FLOOR

- ❖ Highly desirable, 1st floor guest bedroom on opposite end of house from Master
- ❖ Views of backyard
- ❖ Updated attached Full Bath
- ❖ Large walk-in closet with shelving and storage
- ❖ Ceiling fan

SECONDARY BEDROOMS / 2nd FLOOR

- ❖ 3 Large Bedrooms with connecting updated baths (2)
- ❖ Large walk-in Closets
- ❖ Ceiling Fans

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GAMEROOM

- ❖ Large 2nd Floor Gameroom with space for a pool table
- ❖ Open to 2nd story landing upstairs
- ❖ Built-in Entertainment Center
- ❖ Wet Bar with tiled counter, stainless sinks and hookups for mini-fridge
- ❖ Decorative ceiling fan with trayed ceiling and recessed lights
- ❖ Large back windows overlook the backyard
- ❖ Study Nook with desk, cabinets and shelving

STUDY

- ❖ Large window overlooking the front yard
- ❖ Wall of built-ins with lighting
- ❖ Slate Flooring
- ❖ Formal Study offers a separate room with a door with a computer work area which includes built in desk and cabinetry

WINE GROTTO

- ❖ Inviting wine grotto across from Formal Dining, wrought iron door, built-in wine racks, room for expansion from the garage area
- ❖ Separate adjacent seating area for wine tasting
- ❖ Built-in cabinets, space for a refrigerator
- ❖ Mudroom features cabinets, shelving and hanging space

UTILITY ROOM

- ❖ Huge utility room ideally located off the kitchen
- ❖ Lots of counter space, deep stainless-steel sink

GARAGE

- ❖ Separate attached garages: 1 double, 1 single featuring Epoxy flooring
- ❖ Ceiling fan above workspace to keep air circulating and cool
- ❖ Extra hidden storage under the inside staircase which could be incorporated into the interior wine grotto

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OVERALL

- ❖ **Exceptional John Post Custom Home**
- ❖ **Prime Heritage Hills location situated on over a ½ acre, wooded lot, backing to a natural preserve lot owned by MUD District**
- ❖ **Whole House Generator**
- ❖ **Large picture windows with butted glass across the back of the home**
- ❖ **Abundance of storage, plus a Texas Basement**
- ❖ **1st floor exercise room or an outstanding 1st floor media room**
- ❖ **Wood, Slate and Travertine Flooring**
- ❖ **Within a short walking distance to the John Cooper School**

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RECENT UPDATES

- ❖ 2012 Addition – Gym added
- ❖ 2013/2016 Hot Water Heaters replaced
- ❖ 2013 Baths Updated
- ❖ 2013 Front/Backyard Remodel
- ❖ 2015 July AC Condenser/Upstairs
- ❖ 2016 New Roof
- ❖ 2016 1st AC replaced
- ❖ 2016 Furnace replaced
- ❖ 2016 Insulation (3 Attics)
- ❖ 2016 Blower/Master Furnace replaced (southern half, 1st floor)
- ❖ 2017 AC Condenser replaced (southern half, 1st floor)
- ❖ 2017 2nd AC replaced
- ❖ 2018 All Double Pane Windows on backside of home replaced
- ❖ 2018 Pool Heater Replaced
- ❖ 2019 Mosquito System Pump and Timer replaced
- ❖ Home Generator approximately 5 Years Old